

LETTER OF INTENT

The property contains approximately 4.77 acres and is located at the southwest corner of the intersection of Johns Creek Parkway and McGinnis Ferry Road (the "Property"). The Property is presently zoned to the C-1 Classification.

The Applicant requests a rezoning to the C-1 Classification for the development of a childcare, preschool and afterschool facility to be located within a building containing approximately 33,237 square feet. This results in a density of 6,967.93 square feet per acre. The Property is located within the Technology Park (2) Character Area which serves as a base for the City of Johns Creek for corporate offices and office use generally with personal services provided. The Property has office use contiguous and to the south and east with retail, medical office and restaurant uses contiguous and to the west. This proposed zoning would bring a compatible and diversified use to the Technology Park (2) Character Area and thus is found to conform with the policies and intent of the Comprehensive Land Use Plan. Accordingly, this Application for Rezoning is entirely appropriate and the appropriateness of this Application for rezoning and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof.

RZ-14 012